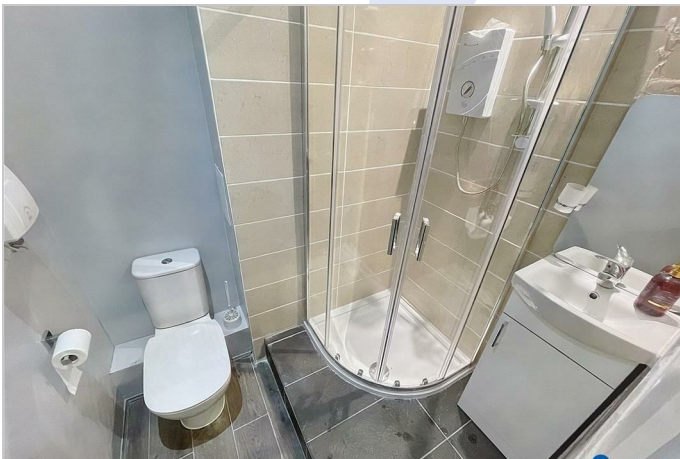




54/56 Barking Road  
East Ham, London E6 3BP  
Telephone: (020) 8472 4422  
Property Management: (020) 8471 4224  
Fax: (020) 8471 5052  
E-mail: eastham@mcdowalls.com  
Website: www.mcdowalls.com

## 49a Roman Road, Bethnal Green, E2 0HU



**£1,975 Per month**

## 49a Roman Road, Bethnal Green, E2 0HU

2nd Floor Flat (1 Bedroom)

Newly refurbished flat on the popular Roman Road in Bethnal Green and only a stones throw from the tube station.

Separate kitchen, lounge & shower room

Electrically heated

EPC - E

Council - Tower Hamlets

Council Tax - Band B (£1300pa)

VIEWINGS HIGHLY RECOMMENDED!!!

### Important Note

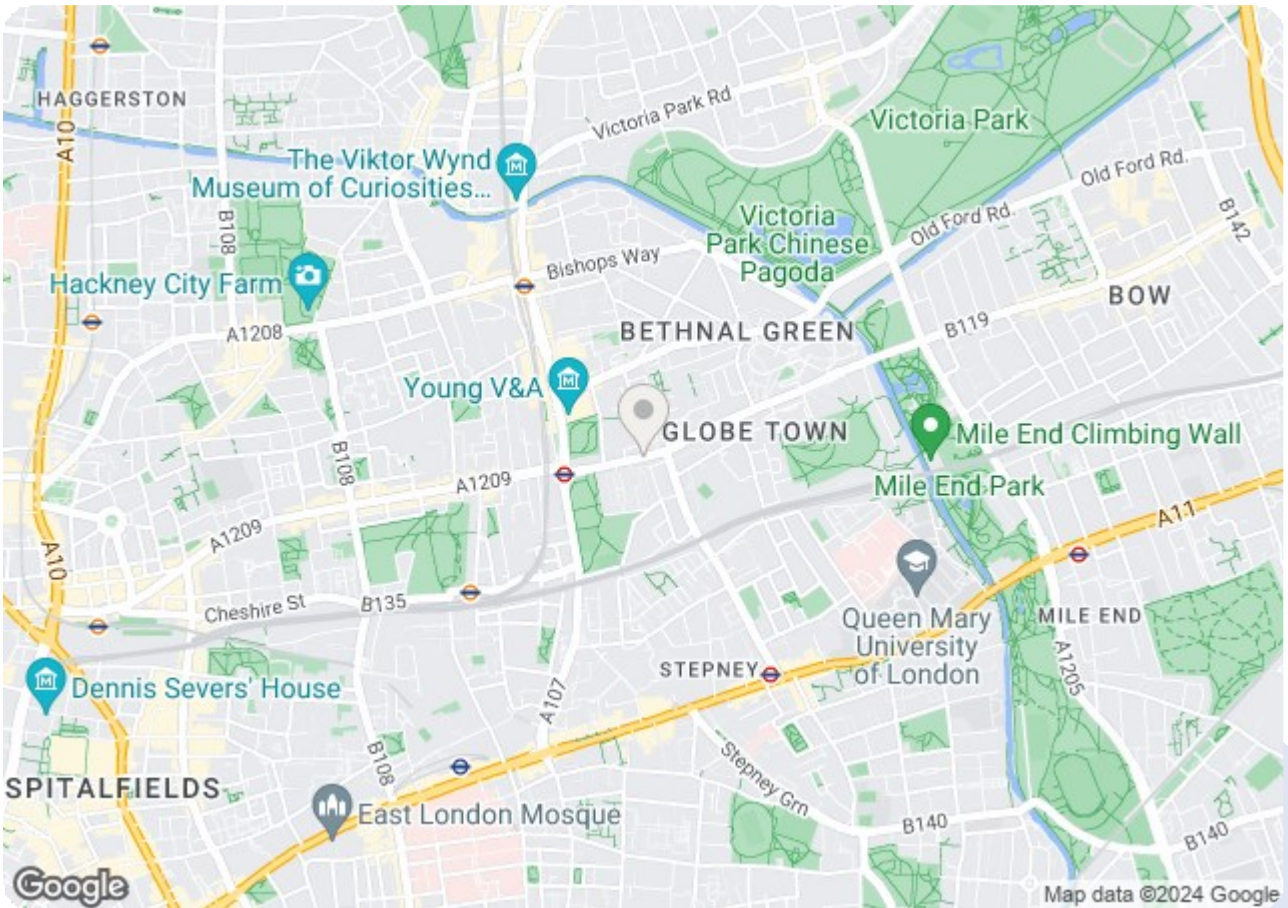
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.


Approx Gross Internal Area  
33 sq m / 356 sq ft





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	